



Mill Cottage, Llanmaes, Vale Of Glamorgan, CF61 2XR

£499,950 Freehold

pa black



Mill Cottage, Llanmaes Llantwit Major Vale Of Glamorgan CF61 2XR

A charming and distinctive detached four bedroom character cottage, occupying a lovely position nestled on the outskirts of the pretty and quiet idyllic village of Llanmaes.

This period home was originally built in 17th Century, extended in both 1960 and then again in 2001/2, providing comfortable living space for a family, with the special benefit of a private front garden landscaped with two lawns, a large sun terrace with Indian Sandstone paving stones and enjoying lovely relaxing views in each direction onto rolling green fields.

This impressive house of character boasts many period features including a solid stone fireplace within the lounge (16'11 x 13'8) equipped with a multi fuel cast iron wood burner, exposed beamed ceilings, farm house style pine doors with oak and brass latches, exposed stone walls and natural wood floors. Improvements include solid oak replacement windows with stone & slate sills, reclaimed pine lintels, a hand made solid ash wood kitchen and breakfast room equipped with Iroko dark wood work tops and a gas range cooker, gas heating with panel radiators and a combi boiler (2017), a full re-wire in 1998, a new roof (re-placed around 1985), whilst the extension roof was added circa 2000.

This truly wonderful home provides easy living space for a small family or couple, with local children collected by bus for Cowbridge high school, and a host of country facilities available including walks, bike rides and equestrian pursuits.

The Property

Special features include a wide private drive approached by a five bar gate with side pedestrian gate, leading to a large detached garage with potential to be extended or converted, the main drive provides ample parking for 4/5 cars, whilst the deep front gardens enjoy a pleasing view across green fields, with a natural screen of trees to one side, surrounded by playing fields and farm land. The accommodation includes both a gable fronted porch with stable door and flagstone threshold, a large lounge, a separate dining room/sitting room (15'1 x 8'9), a versatile snug, a kitchen and breakfast room, a utility cupboard, a ground floor modern white shower room, whilst on the first floor there are four bedrooms and a spacious family bathroom with a modern white suite. There is extensive storage space within the eaves roof space, and outside there is a useful garden room in the form of an attached conservatory. This unique home benefits considerable history being a former water mill dating back to the 17th century, and forming part of the original village of Llanmaes. Mill Cottage is classed as a county treasure within the Vale, and whilst it has in recent years been improved to current standards it still retains an elegant appearance which is indicative of a country cottage. Must be seen!

Services

The property benefits mains gas, electricity, water and drainage.

Ground Floor

Entrance Porch

Approached via a part panelled solid wood stable front entrance door, inset with a square upper light window, two side screen windows, apex tongue and groove ceiling with exposed beams, flagstone threshold.





Lounge

16' 11" x 13' 8" (5.16m x 4.17m)

Approached from the porch by part panelled pine entrance door inset with three upper light clear glass panel windows, impressive exposed stone open fireplace with multi fuel cast iron stove and stone hearth, exposed beamed ceiling, two windows with slate sills and outlooks towards the frontage gardens, double radiator, partly exposed stone walls.

Inner Hall

Staircase leading to first floor accommodation, exposed beamed ceiling, approached from the lounge via a farmhouse pine panelled door.

Snug

9' 11" x 7' 9" (3.02m x 2.36m)

With a ceramic tiled floor, pretty pane window in hardwood to rear, radiator, ceiling with spotlights. Further hardwood window to side, hardwood stable door with single pane upper light window opening onto the rear gardens.

Shower Room

Ceramic tiled walls, stylish modern white suite comprising Heritage shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slimline Heritage W.C., corner shaped shower tray with rail and curtain over, Triton wall mounted shower, ceiling with spotlights, extractor fan, radiator.



Dining Room

15' 1" x 8' 9" (4.60m x 2.67m)

Oak wood laminate flooring, two double glazed part panelled hardwood french doors opening onto a large sun terrace with rear gardens beyond, coved ceiling, double radiator, hardwood double glazed window with slate sill overlooking side gardens with views onto adjacent park and fields.

Kitchen / Breakfast Room

13' 5" x 12' (4.09m x 3.66m)

Approached from the dining room via a pine panelled door. Well fitted with ceramic tiled floor and eye level units and solid wood work surfaces incorporating a Royal Doulton ceramic sink with vegetable cleaner, mix taps and drainer, Belling range cooker with eight ring gas hob, two gas ovens, warming drawer and separate grill, glass splashback, electric cooker point, Belling canopy style extractor hood, ceramic tiled floor, exposed beam ceiling with spotlights, two hardwood windows to rear and side aspect, extensive storage units including a full height larder unit, concealed space with plumbing for an automatic dishwasher, concealed space with plumbing for an automatic washing machine, extensive drawers, corner units with retractable drawers, space for a farmhouse table and chairs, double radiator.



Utility Space

There is a utility recess room forming part of a dual hall accessing both the snug and the kitchen, housing an upright fridge freezer, space for a tumble drier, wall mounted Ideal Logic Combi C35 gas central heating boiler, electric fuse box/consumer unit, ceramic tiled floor, large full height built-in boot room/cloaks hanging cupboard.

First Floor

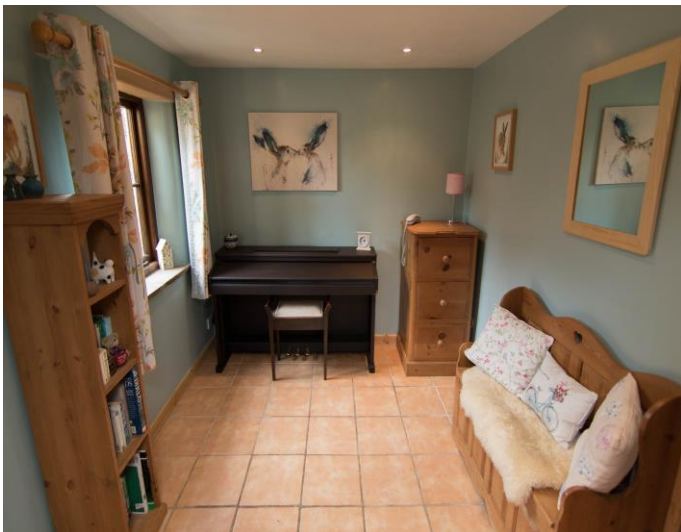
First Floor Landing

Approached via a single flight carpeted staircase leading to a split level carpeted landing with spindle balustrade, large and useful built-in eaves storage space, access to roof space, further built out linen cupboard with pine farmhouse doors.

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

Stripped pine floor, two hardwood windows to rear and side aspect commanding lovely open views across an open park and onto green fields, further Velux double glazed window, radiator, further wardrobe storage space provided by deep 5' 10" eaves storage area enclosed by four farmhouse panelled doors.



Bedroom Two

14'0" x 9' 3" (4.27m x 2.82m)

Pretty hardwood window with slate sill and wood lintel commanding lovely open views across the large frontage gardens with lawns and patios, radiator, exposed pine beams.

Bedroom Three

9' 1" x 8' 2" (2.77m x 2.49m)

Pretty hardwood window with wood lintel and slate sill with open views across the frontage lawned gardens and sun terrace, exposed beams, radiator.

Bedroom Four

8' 8" x 8' 7" (2.64m x 2.62m)

With two hardwood pretty paned windows with slate sills and wood lintels, one with a side aspect on to an open park with green fields beyond, the second to the front with outlooks across a large sun terrace and on to deep lawned gardens. Radiator, exposed pine beams, access to roof space.

Family Bathroom

Walls largely ceramic tiled, modern white suite comprising shaped panel bath with chrome taps and chrome shower unit with rail and curtain over, pine panel, shaped Heritage pedestal wash hand basin with chrome mixer taps and pop-up waste. W.C., ceramic tiled floor, radiator, ceiling with spotlights, pretty hardwood window with slate sill and wood



lintel enjoying views across adjacent parkland and open green fields.

Outside

Entrance Drive

Approached via a five bar entrance gate with side pedestrian gate, wide entrance leading to a sweeping hard concrete entrance drive, enclosed by stone built boundary walled and extending to a further gravel stone driveway that skirts the main garage providing additional parking in total for four vehicles.

Garage

Detached block built garage with up and over door, electric power and light, pitched concrete tiled roof, courtesy door to side, outside water tap and floodlight.

Gardens

There are extensive gardens to Mill Cottage largely located to the front of the property, adjacent to a tree lined copse, a river and open green fields providing a wonderful and idyllic aspect. The extensive gardens to the front are chiefly lawned and landscaped, with pretty stone flower borders, wood timber fencing all beyond a large premium natural Indian sandstone sun terrace positioned directly in front of the main porch and french doors from the dining room and providing a lovely barbecue and al fresco eating area with country views in each direction. The gardens enjoy good privacy as the property is



located on the outskirts of Llanmaes village surrounded by designated and protected open countryside and fields.

Rear Garden

There is additional side and rear gardens, bordered with hedgerow and high stone built boundary walls affording privacy and security, chiefly paved in hard Indian sandstone paving slabs and leading to a further relaxing sun terrace with further borders of shrubs and plants. The outlook from the rear garden is directly onto a large grassed open park.

Outside Conservatory

9' 11" x 7' (3.02m x 2.13m)

With a flagstone floor, hardwood double glazed windows along three sides above a plinth outer wall all beneath a polycarbonate shaped roof. Hardwood french doors opening directly onto the rear sun terrace.

Llanmaes

Llanmaes is a community and small village in the Vale of Glamorgan near the market town of Llantwit Major and Cowbridge. Llanmaes has a long history, with remains of a Roman fort in fields next to the coast road. There may have been a church at Llanmaes as early as the 5th or 6th century, but the church we see today (St Cattwg's) was built in the 13th century with the earliest mention in 1254.

The four-stage tower was added in 1632 and the church was



restored in the late Victorian period. The village has one long road going through the side of the village, linking Llantwit with Cowbridge and passing through the village of St Mary Church, and a second road goes through the centre from the local pub to the church and on to Eglwys Brwys.

The older part of the village around the church has the oldest, most picturesque cottages and houses and includes the remains of the keep to the Norman Malefant Castle, which is now a ruin and lies behind a modern house. Much of the village now consists of relatively modern detached housing along the main Llanmaes road.

The Village green has been preserved, across from the village's only remaining public house, "The Blacksmiths Arms", with the old village pump opposite. The original Brown Lion pub and the quaint post-office/village shop building, now both private



dwelling, are in the older part of the village. Llanmaes has a village hall, and has won the Vale of Glamorgan Best Kept Village competition on many occasions.

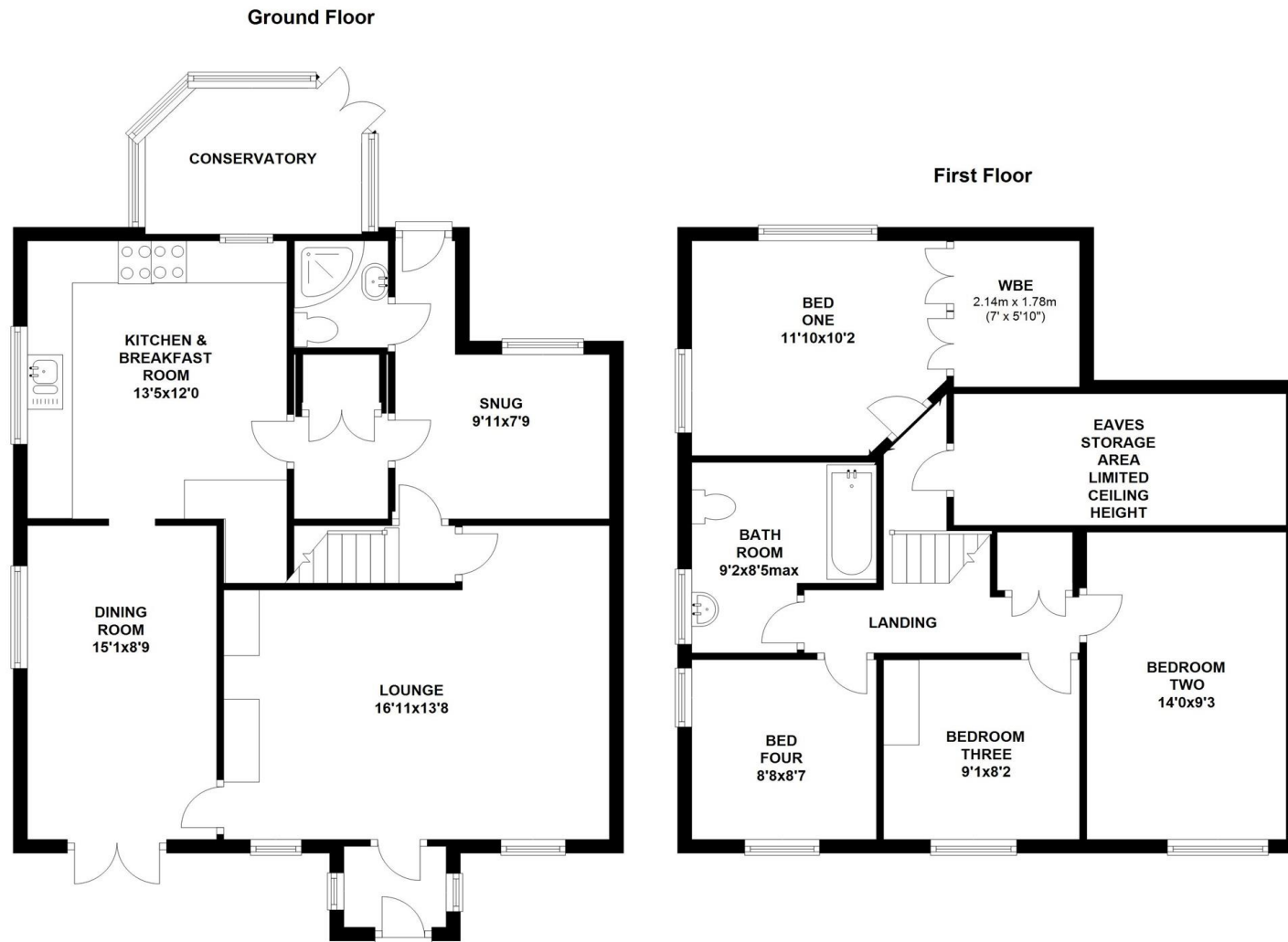
Within 10 minutes driving distance is the Market Town of Cowbridge and within 20 minutes is exit 35 onto the M4, allowing good access to Cardiff and Swansea, Newport and Bristol.

Schools

Local primary schools include Ysgol y Ddraig Primary located 1 mile away in Ham Lane East in Llantwit Major, St Illtyd Primary School and Nursery Unit located 1.1 miles away in Station Road, Llantwit Major and Llanfair Primary school located 1.7 miles away in The Herberts, St Marys Church, Cowbridge.







52 High Street, COWBRIDGE, Vale of Glamorgan, CF71 7AH

EPC Rating: D

Property Ref:SDV300360 - 0007



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